

**TOWN OF PLEASANT VIEW
CITY PLANNING COMMISSION MEETING
MINUTES
October 30, 2007
6:00 PM City Hall
1008 Civic Court, Pleasant View, Tennessee
Changes Approved in the November 27, 2007 Meeting**

CALL TO ORDER at 6:04 PM.

ROLL CALL

Present: Max Moss, Kenny Elrod, Perry Keenan and Teresa Walsh
Absent: Kevin Durr, Dan Moore and Don Worrell

CONSIDERATION OF MINUTES

Kenny Elrod **motioned** to approve the minutes from the Regular Meeting on September 25, 2007. Teresa Walsh **2nd** the motion. **All Aye. Motion passed.**

Public Forum:

No one spoke.

Old Business:

Tabled at the September 25, 2007 meeting

- A. Ron & Belinda Scarlata: Requesting approval of Preliminary Master Plat for MPUD, located at Highway 41A. Tax Map 10, Parcels 88.01, 89 & 90, 29.57 Acres.

Perry Keenan **motioned** to take the request of Ron & Belinda Scarlata off the table for discussion. Kenny Elrod **2nd** the motion. **All Aye. Motion passed.**

Max Moss **motioned** to approve the Preliminary Master Plat for a MPUD. Perry Keenan **2nd** the motion. Max Moss – **Aye.** Perry Keenan – **Aye.** Kenny Elrod – **Aye.** Teresa Walsh – **Aye.** **Motion passed.**

Tabled at the September 25, 2007 meeting

- B. Kendall Felts: Requesting approval of Preliminary Master Plat and Site Plan for RPUD located at Hicks Edgen Road. Tax Map 20, Parcel 137, 8.74 Acres.

Max Moss **motioned** to take the request of Kendall Felts off the table for discussion. Perry Keenan **2nd** the motion. **All Aye. Motion passed.**

Teresa Walsh **motioned** to approve Preliminary Master Plat for a gated community, contingent upon agreement with Holt Developers for construction of traffic calming devices on Hicks Edgen Road and the creation of a PUD contract approved by the city and the developer. Teresa Walsh – **Aye.** Kenny Elrod – **Aye.** Max Moss – **Aye.** Perry Keenan – **Nay.** **Motion passed.**

Teresa Walsh **motioned** to approve Preliminary Master Plat and Site Plan for RPUD with stipulations that 1.) the area shown on the plat for a potential through road will remain undeveloped, 2.) an agreement with the Village is in place for traffic issues and 3.) only the main entrance to the subdivision will be gated. Kenny Elrod **2nd** the motion. Teresa Walsh – **Aye.** Kenny Elrod – **Aye.** Max Moss – **Aye.** Perry Keenan – **Aye.** **Motion passed.**

- C. Neada Carr: Requesting approval of Preliminary and Final Plat of a 3 lot minor subdivision, located at Copper Kettle Circle. Tax Map 20, Parcel 19.

Max Moss **motioned** to approve Preliminary Plat and Final Plat for a 3 lot minor subdivision located at Copper Kettle Circle. Teresa Walsh **2nd** the motion. Max Moss – **Aye**. Teresa Walsh – **Aye**. Kenny Elrod – **Aye**. Perry Keenan – **Aye**. **Motion passed.**

New Business:

- A. Tri-State Contractors: Requesting approval of Site Plan for Huddle House, located at Highway 41A and Highway 49. Tax Map 10, Parcel 17.03, Lot 2A, .925 Acres.

Max Moss **motioned** to approve the request by Tri-State Contractors for the Huddle House Site Plan. Kenny Elrod **2nd** the motion. Max Moss – **Aye**. Kenny Elrod – **Aye**. Perry Keenan – **Aye**. Teresa Walsh – **Aye**. **Motion passed.**

- B. Neada Carr: Requesting approval of Preliminary Plat for Pleasant Hills Section 4. Located at Pleasant Hills Drive. Tax Map 20, Part of Parcel 19.

Teresa Walsh **motioned** to approve Preliminary Plat for Pleasant Hills Section 4. **Motion failed due to lack of a 2nd.**

Perry Keenan **motioned** to disapprove Preliminary Plat for Pleasant Hills Section 4. Kenny Elrod **2nd** the motion. Perry Keenan – **Aye**. Kenny Elrod – **Aye**. Max Moss – **Aye**. Teresa Walsh – **Nay**. **Motion to disapprove passed.**

Other Business:

- A. Iroquois Homes, LLC.
Requesting approval of a Final Re-Plat for Pleasant View Village Phase 3, Lots 113 and 114.

Teresa Walsh **motioned** to approve Final Re-Plat for Pleasant View Village Phase 3, Lots 113 and 114. Kenny Elrod **2nd** the motion. Teresa Walsh – **Aye**. Kenny Elrod – **Aye**. Perry Keenan – **Aye**. Max Moss – **Aye**. **Motion passed**

- B. Amend Planning Commission By-laws to allow for an approximate 45 day review period instead of the current 30 day review period.

Max Moss **motioned** to amend the submittal time from 30 to 45 days. Kenny Elrod **2nd** the motion. **All Aye. Motion passed.**

- C. Sharon Caton discussed with the amending Section 8.080 of the Zoning book to regulate the number of times a project can be brought before the Planning Commission.

Kenny Elrod **motioned** to submit an Ordinance to City Council to amend the Zoning Book to restrict the submission of a project that has been rejected by the Planning Commission for a period of 12 months unless significant changes have been made. Perry Keenan **2nd** the motion. **All Aye. Motion passed.**

Adjournment

Perry Keenan **motioned** to adjourn. **All Aye.**

The next meeting is scheduled for November 27, 2007 at 6:00pm at City Hall, 1008 Civic Court Pleasant View, Tennessee.

SECRETARY

CHAIRMAN